



Midpeninsula Regional
Open Space District

R-18-105
Meeting 18-33
September 12, 2018

AGENDA ITEM 5

AGENDA ITEM

Proposed Project Criteria and Scope of Work for the Mount Umunhum Radar Tower Assessment at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Approve the proposed project criteria and scope of work for the Mount Umunhum Radar Tower Assessment.
2. Authorize the General Manager to release a Request for Proposals for the assessment.

SUMMARY

The purpose of the Mount Umunhum Radar Tower Assessment and Repair Project (Project) is to carry out Board of Directors (Board) policy to “Retain and Seal” the structure over the long term. The radar tower assessment is the first step of this project. Approval of the proposed assessment criteria and scope of work will provide Board direction in issuing a Request for Proposals (RFP) to solicit engineering services for the assessment. This assessment will provide repair options and associated costs for the Board’s consideration to inform Board direction on the development of a long-term repair plan. The Fiscal Year (FY) 2018-19 Budget includes \$262,000 to complete the assessment and identify work items and cost estimates for the long-term repairs.

DISCUSSION

The District is preparing to complete long-term “Retain and Seal” repairs to the radar tower to ensure the continued safety of the visiting public and workers/employees at the site.

Since completing the short-term interim repairs in 2015 and 2016, the following issues have emerged, which will be evaluated as part of the repair assessment:

- Water intrusion
- Wildlife entry through small openings
- Presence of remnant lead and asbestos
- Concrete spalling
- Roof integrity

Proposed Project Criteria

The purpose of the Project is to retain and seal the structure over the long term. To proceed with the Project, a structural assessment of existing conditions is required to evaluate the radar tower

with long-term stabilization goals in mind. Prior information collected about the structure will be used to inform this assessment. To establish a clear framework that will guide the assessment work and the subsequent development of repair options and/or protocols, the General Manager proposes the following project criteria for Board consideration:

- Ensure public and worker safety around the radar tower
- Avoid future contamination concerns
- Reduce (or eliminate) future need to enter building
- Protect workers if/when ingress is needed
- Avoid wildlife trappings and other resource impacts
- Reopen a pathway to the east summit

Proposed Scope of Work

Staff anticipates issuing a RFP in October 2018. The proposed project scope will require the consultant to review existing documents and perform tests and assessments on the radar tower. Findings from the assessments would be summarized in a Basis of Design (BOD) report that meets the Board-approved project criteria (see list above). The BOD will include a list of Short-Term and Long-Term repair options, approximate life span and cost estimate of each repair option, and optional/recommended maintenance and inspection protocols for future Board review and consideration.

FISCAL IMPACT

The recommended action has no direct fiscal impact at this time. However, future implementation activities will have fiscal impacts. The Fiscal Year (FY) 2018-19 Action Plan and Budget includes sufficient funds to cover project costs through the end of the fiscal year.

BOARD COMMITTEE REVIEW

Given the level of Board interest, this item is coming to the full Board.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Notices were also sent to interested parties on the Mount Umunhum mailing list.

CEQA COMPLIANCE

On August 30, 2010 the Board approved in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Almaden Air Force Station Structure Abatement Project (R-10-102), which included an evaluation of potential repairs and work on the radar tower. In addition, on October 17, 2012 the Board adopted the Mount Umunhum Environmental Restoration and Public Access Project Environmental Impact Report, which included an analysis of the Retain and Seal option for the radar tower. The Board also adopted an Addendum to the Environmental Impact Report for the Umunhum Environmental Restoration and Public Access Project prepared on December 9, 2015. Approving the project criteria and scope of work of the Mount Umunhum Radar Tower Assessment is consistent with the IS/MND, EIR, Addendum, and repair work previously executed at the project site. No new significant environmental effects or substantial increase in

the severity of previously identified effects would result from this project beyond what was analyzed in the existing CEQA documents.

NEXT STEPS

Pending Board approval, the following next steps are anticipated:

- Staff issue an RFP for the assessment work (October 2018)
- Staff will evaluate the feasibility of installing a temporary covered walkway to reopen the trail to the east summit (October 2018)
- Board awards a contract for the assessment work (December 2018)
- Board reviews repair options and approves the repair elements (Basis of Design) (May 2019)
- Board approves a contract amendment to complete the construction plans and permits for the Board-approved Basis of Design (June 2019)
- Board awards a contract for the repair work - construction begins (Spring 2020)

Attachments:

1. East Summit Closure Exhibit

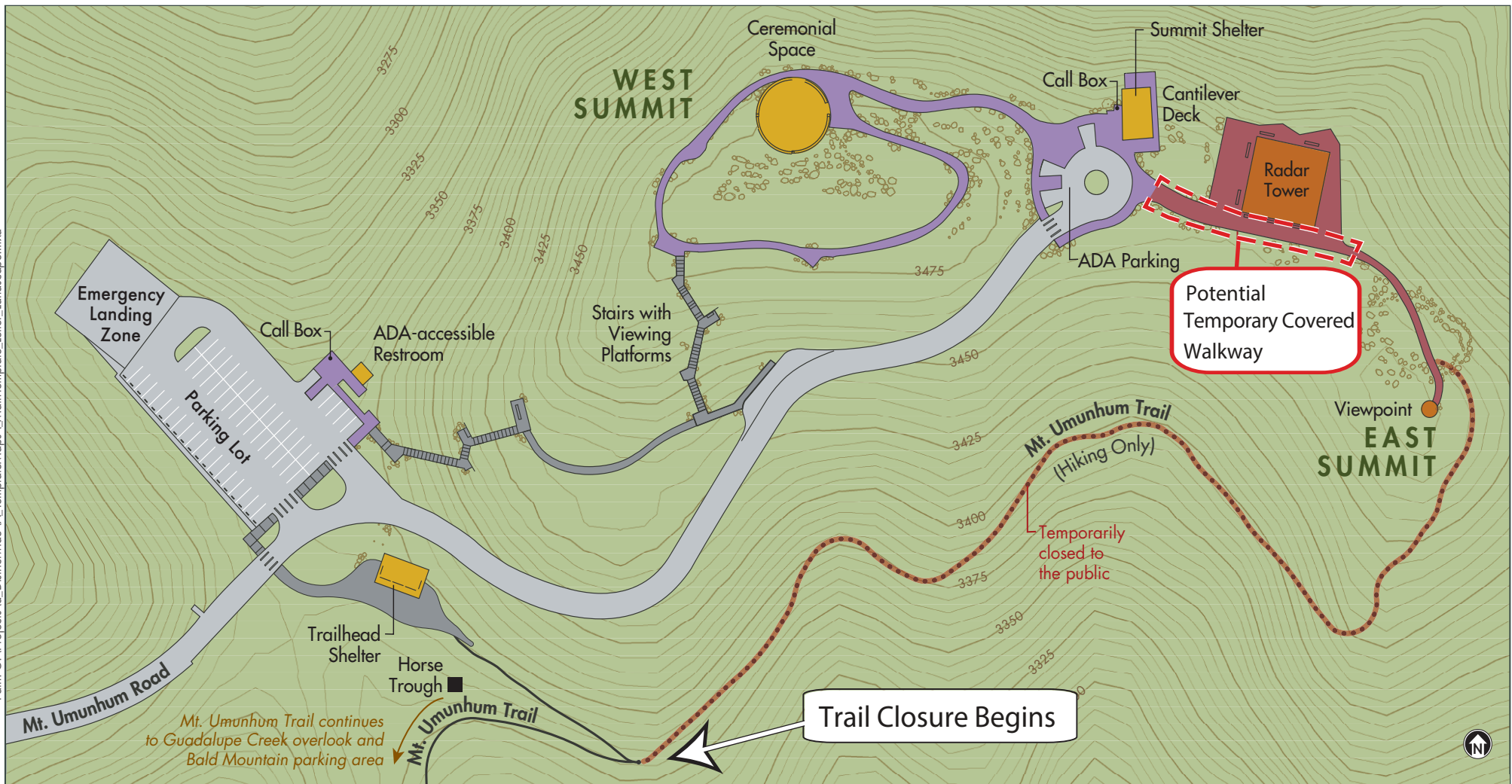
Responsible Department Head:

Brian Malone, Acting Assistant General Manager

Jason Lin, PE, Engineering and Construction Department Manager

Prepared by:

Zachary Alexander, Capital Project Manager III, Engineering and Construction Department



Attachment 1: Mount Umunhum Public Access Closure

- No Public Access
- Potential Temporary Covered Walkway
- Closed Section of Mt. Umunhum Trail

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(MROSD)
August 2018

